

**BOARD BILL NUMBER 33 COMMITTEE SUBSTITUTE INTRODUCED BY  
ADLERMAN BRET NARAYAN  
COSPONSORS: PRESIDENT MEGAN GREEN/ ALDERWOMAN ALISHA SONNIER/  
ALDERWOMAN DANIELA VELAZQUEZ/ ALDERMAN MICHAEL BROWNING**

1           An ordinance requiring a permit to operate a Short-Term Rental; requiring designation of  
2   a Short-Term Rental Agent to respond to concerns regarding the operation of a Short-Term  
3   Rental; prescribing an application process and process for appeal of the denial of such a permit;  
4   setting forth additional conditions on the operation of Short-Term Rentals; setting an effective  
5   date for such permit requirement; and these permit processes, procedures and requirements to be  
6   codified as Chapter 25.57 of the Revised Code of the City of St. Louis; waiving any conflicts in  
7   other ordinances; and containing a severability clause and an emergency clause.

8   **WHEREAS**, the City of St. Louis is a regular host of conventions, conferences, some of the  
9   nation's leading attractions and sporting events; and

10   **WHEREAS**, the additional availability of diverse lodging options helps enhance the City's  
11   competitive position to attract such events that spark the City's economy; and

12   **WHEREAS**, Short-Term Rental guests are more likely than other visitors to shop at small,  
13   locally-owned businesses and restaurants; and

14   **WHEREAS**, Short-Term Rental Owners should be held accountable for operating in accordance  
15   with all laws and meeting community standards; and

16   **WHEREAS**, the City of St. Louis desires to strengthen and perpetuate the identity and other  
17   benefits neighbors derive from being members of their community; and

18   **WHEREAS**, a lack of regulation of Short-Term Rental Units in a community increases a  
19   commercial element among residential uses; and

1   **WHEREAS**, as the popularity of Short-Term Rental Units has grown and it is necessary for the  
2   City of St. Louis to establish a framework of regulations; and

3   **WHEREAS**, the establishment of a framework of regulations by the City of St. Louis which  
4   shall govern the operation of Short-Term Rentals within the City shall not supersede existing  
5   private agreements, leases or covenants such as condominium association rules should such  
6   agreements prohibit the operation of certain properties as Short-Term Rentals;

7   **WHEREAS**, nothing contained herein shall create a legal property right to a Short Term Rental  
8   Permit, which may only be issued and maintained as allowed and issued in this Chapter;

9   Therefore:

10           **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

11           **SECTION ONE. City of St. Louis Short Term Rental Ordinance.**

12   This chapter shall be known as the “City of St. Louis Short-Term Rental Ordinance.”

13           **SECTION TWO. Intent.**

14   It is the purpose of this chapter to protect the public health, safety, and general welfare of  
15   individuals and the community at large to facilitate and provide reasonable means for residents to  
16   mitigate impacts created by occupancy of Short-Term rental units and to implement rationally  
17   based, reasonably tailored regulations to protect the integrity of the city’s neighborhoods.

18           **SECTION THREE. Definitions and General Provisions.**

1           A. "Dwelling Unit," for purposes of this Chapter, means a room or group of rooms with  
2           cooking and sanitary facilities, occupied or arranged for occupancy by a single family, as  
3           defined in the existing zoning code.

4           B. "Short-Term Rental" is a lodging use, that is not a hotel or motel, RV park or  
5           campground, any type of institutional dwelling, time share property, or bed and breakfast.

6           "Short Term-Rental" means a rental of any Dwelling Unit, in whole or in part, within the  
7           City of St. Louis, to any person(s) for transient use, other than (1) in a permitted bed and  
8           breakfast; (2) ongoing month to month tenancy for the same dwelling; or (3) home exchange  
9           for which there is no payment. "Short-Term Rental" allows residential occupancy of the  
10          rented dwelling for a term of thirty (30) days or less, and requires that the Short-Term Rental  
11          use is permitted to operate pursuant to a current and valid permit on file with the City.

12          C. "Short-Term Rental Agent" means a person or organization authorized by the Short  
13          Term Rental Owner, as the operator of a Short-Term Rental Unit on the Short-Term Rental  
14          Permit Application. Such an operator shall be available for and responsive to contact at all  
15          times. The Short-Term Rental Agent of Short-Term Rental, Occupied shall be the principal  
16          resident, either the owner or the tenant/lessee of the owner and authorized by the owner for  
17          Short-Term Rental.

18          D. "Short-Term Rental, Non-Occupied " means a Short-Term Rental Unit not used as a  
19          principal residence by either the owner or the tenant/lessee authorized by the owner for  
20          Short-Term Rental

1 E. “Short-Term Rental, Occupied” means a Short Term Rental Unit used as the  
2 principal residence by either the owner or the tenant/lessee of the owner and authorized by  
3 the owner for Short-Term Rental. A resident can have only one principal residence.

4 F. “Short-Term Rental Owner” means the owner of record of the property as reflected in the  
5 City of St. Louis Assessor records.

6 G. “Short-Term Rental Permit” is the permit issued by the Building Division of the City of  
7 St. Louis to the Short-Term Rental Owner or the designated Short-Term Rental Agent  
8 who has submitted the required documentation and met the requirements set forth in this  
9 Chapter and in Chapter 25 of the Revised Code for operation of a Short-Term Rental  
10 Unit. Short-Term Rentals, Non-Occupied shall require a Graduated Business License to  
11 obtain a Short-Term Rental Permit. Short-Term Rental Permits shall only be issued to  
12 natural persons, and not to business entities.

13 H. “Short-Term Rental Unit” shall mean a Dwelling Unit, in whole or in part, used as a  
14 Short-Term Rental. A Short-Term Rental Unit may be either a Short-Term Rental, Occupied  
15 or a Short-Term Rental, Non-Occupied.

16 I. “Short-Term Rental Platform” means a person or company who for compensation or a fee  
17 uses an internet platform to primarily list property rentals including Short-Term Rentals as  
18 defined in this Chapter.

19 **SECTION FOUR. Short-Term Rental Permit**

- 1           A. No person shall rent, lease or otherwise exchange for compensation all or any portion  
2           of a Dwelling Unit as a Short-Term Rental Unit as defined in this Chapter, without  
3           first obtaining a Short-Term Rental Permit pursuant to the regulations contained in  
4           this Chapter. Nothing in this Chapter shall be construed to require an owner of an  
5           owner-occupied property in which said owner resides and makes his primary  
6           residence to obtain a permit for Long-Term Rental of a room in said home in which  
7           he or she lives, provided such owner is present and living in the home while the room  
8           is rented, or to require a General Business License for a Short-Term Rental,  
9           Occupied.
- 10          B. No permittee shall transfer the right to operate under any permit issued under this  
11          Chapter to any other person or entity by lease, agreement, contract or any other  
12          agreement.
- 13          C. A permit issued under this chapter shall grant the legal right to operate a Short-Term  
14          Rental Unit only at the Dwelling Unit for which it is issued.
- 15          D. No permit shall be issued for any Short-Term Rental Unit which offers a minimum  
16          stay of less than two (2) nights.
- 17          E. Nothing in this Chapter shall be deemed to alter, affect, supersede or conflict with the  
18          requirements of any state or federal law or of the City of St. Louis Revised Code of  
19          Ordinances, including but not limited to those within the City of St. Louis Zoning  
20          Ordinance, the Building Codes adopted by the City of St. Louis, and any taxes  
21          collected under the authorization of City, State or Federal law including the Hotel-

1 Motel room taxes which the City License Collector is authorized to collect under  
2 67.657, RSMo., 67. 619, RSMo., or any other law which requires registration with the  
3 License Collector, including but not limited to, the requirement of the provision of  
4 information as deemed necessary to confirm the type of business to be operated.

5 **SECTION FIVE. Application for Short-Term Rental, Occupied Permit**

6 Applicants for a Short-Term Rental permit for a Short-Term Rental, Occupied shall submit, on  
7 an annual basis, an application for a Short-Term Rental permit to the Building Division.

8 A. The application for a Short-Term, Occupied Short Term Rental Permit shall be accompanied  
9 by a non-refundable application fee in the amount of \$150.00. Such application shall require the  
10 following information, to be collected on a form provided by the Building Division, and shall be  
11 completed prior to the inspection required in the Application process, which shall be conducted  
12 by the Building Division:

13 a. The address of the Dwelling Unit to be used as a Short-Term Rental;

14 b. The name, address, telephone number, and email address of the owner, or tenant/lessee  
15 applying for the permit;

16 c. Signed acknowledgment that from the owner, or tenant/lessee applying for the permit  
17 that they have reviewed this Chapter and understand its requirements;

18 d. The number and location of off street or on site parking spaces allotted to the premises;

1 e. The owner's or the tenant/lessee's agreement to use his or her best efforts to assure that  
2 use of the premises by Short-Term Rental occupants will not disrupt the neighborhood, and will  
3 not interfere with the rights of neighboring property owners to the quiet enjoyment of their  
4 properties; and

5 f. Any other information that this Chapter requires and any other information required by  
6 the Building Commissioner in the execution of the Application process as part of any application  
7 for a Short-Term Rental Permit, as determined by the Building Commissioner. The Building  
8 Commissioner or the Commissioner's designee shall have the authority to obtain additional  
9 information from the applicant as necessary to achieve the objectives of this Chapter. The  
10 Building Commissioner is hereby empowered to promulgate rules and regulations deemed  
11 necessary in the interest of public safety, public health and general welfare to interpret and  
12 implement the provisions of this Chapter.

13 B. An application for a Short-Term Rental, Occupied will be accompanied by a notarized  
14 Affidavit, on a form provided by the City, which will require the applicant to affirm that the  
15 property to be used as a Short-Term Rental, Occupied is occupied by an owner who occupies the  
16 property as their primary residence. An individual may have only one primary residence in the  
17 City of St. Louis. The applicant shall also affirm that the resident of the property has paid their  
18 personal property tax at the address of the proposed Short Term Rental, Occupied Short Term  
19 Rental for the previous tax period. The Affidavit shall also include that the property is not  
20 subject to any contractual restrictions, precluding the property from being used for Short-Term  
21 Rentals, including but not limited to: homeowner association agreement, condominium bylaws,

1 restrictive covenants, leases or building restrictions. The applicant shall affirm that the property  
2 owner or renter has no outstanding real estate taxes, bills for services of City liens associated  
3 with the property that is the subject of the application, nor does the owner or renter owe any  
4 other obligations to the City including: (a) Personal Property Tax; (b) Real Estate tax on  
5 properties located in the City of St. Louis; (c) City of St. Louis Earnings Tax; (d) City of St.  
6 Louis Water and Refuse bills; (e ) City of St. Louis Business License Fees; and (f) fees owed in  
7 connection with Short-Term Rentals. Submission of an Affidavit containing false information  
8 will be cause for revocation of permit for Short-Term Rental.

9 C. Attached to the submission of the application described in this section, the Short-Term  
10 Rental Permit applicant shall provide:

11 a. Written rules to be posted in the Short-Term Rental Unit, which must include:  
12 Acknowledgement that it shall be unlawful to allow or make any noise or sound that exceeds the  
13 limits set forth in the City's existing ordinances that regulate noise.

14 b. Acknowledgement and agreement that the maximum occupancy of a Short-Term  
15 Rental Unit is limited to occupancy limit as determined by the Building Commissioner and, if  
16 available, the location and the amount of on site parking.

17 c. Acknowledgement and agreement that violations of this Chapter by Short Term Rental  
18 Agent, Short Term Rental Owner, or short term rental guest may result in immediate termination  
19 of the permit as well as the potential liability for payments of fines levied by the City; and



d. Written approval by the owner of the property for use of the property as a Short-Term Rental.

**SECTION SIX: Application for Short-Term Rental, Non-Occupied**

Applicants for a Short-Term Rental permit for a Short-Term Rental, Non-Occupied shall submit, on an annual basis, an application for a Short-Term Rental permit to the Building Division.

A. The application for a Short-Term Rental, Non-Occupied permit shall be accompanied by a non-refundable application fee in the amount of \$150.00. Such application shall require the following information, to be collected on a form provided by the Building Division, and shall be completed prior to the inspection required in the Application process, which shall be conducted by the Building Division:

a. The address of the Dwelling Unit to be used as a Short-Term Rental;

b. The name, address, telephone number, and email address of the owner, or tenant/lessee and Short-Term Rental Agent.

c. Signed acknowledgment that he or she has reviewed this Chapter and understands its requirements;

d. The number and location of off street or on site parking spaces allotted to the premises;

e. The owner's or the tenant/lessee's and Short-Term Rental Agent's agreement to use his or her best efforts to assure that use of the premises by Short-Term Rental occupants will not

1     disrupt the neighborhood, and will not interfere with the rights of neighboring property owners to  
2     the quiet enjoyment of their properties; and

3             f. Provide an acknowledgement and agreement that in a multi-family structure, only one  
4     (1) dwelling unit owned by the applicant, or one unit which the applicant has a pecuniary interest  
5     in, may be used for Short-Term Rental by the Non-Owner applicant.

6             g. Written approval by the owner of the property for use of the property as a Short-Term  
7     Rental.

8             h. Any other information that this Chapter requires and any other information required by  
9     the Building Commissioner in the execution of the Application process as part of any application  
10    for a Short-Term Rental Permit, as determined by the Building Commissioner. The Building  
11    Commissioner or the Commissioner's designee shall have the authority to obtain additional  
12    information from the applicant as necessary to achieve the objectives of this Chapter. The  
13    Building Commissioner is hereby empowered to promulgate rules and regulations deemed  
14    necessary in the interest of public safety, public health and general welfare to interpret and  
15    implement the provisions of this Chapter.

16    B. Attached to the submission of the application described in this section, the Short-Term  
17    Rental Permit applicant shall provide:

18             a. Written rules to be in the Short-Term Rental Unit, which must include:

19             Acknowledgement that it shall be unlawful to allow or make any noise or sound that  
20             exceeds the limits set forth in the City's existing ordinances that regulate noise

1 Acknowledgement that the maximum occupancy of a Short-Term Rental Unit is limited  
2 to occupancy limit as determined by the Building Commissioner and, if available, the  
3 location and the amount of on-site parking.

4 Acknowledgement and agreement that violations of this Chapter by Short-Term Rental  
5 Agent, Short-Term Rental Owner, or short term rental guest may result in immediate  
6 termination of the permit as well as the potential liability for payments of fines levied by  
7 the City; and

8 An Affidavit that the property is not subject to any contractual restrictions, precluding the  
9 property from being used for Short-Term Rentals, including but not limited to:  
10 homeowner association agreement, condominium bylaws, restrictive covenants, leases or  
11 building restrictions. The applicant shall affirm that the property owner or renter has no  
12 outstanding real estate taxes, bills for services of City liens associated with the property  
13 that is the subject of the application, nor does the owner or renter owe any other  
14 obligations to the City including: (a) Personal Property Tax; (b) Real Estate tax on  
15 properties located in the City of St. Louis; (c) City of St. Louis Earnings Tax; (d) City of  
16 St. Louis Water and Refuse bills; (e ) City of St. Louis Business License Fees; and (f)  
17 fees owed in connection with Short-Term Rentals. Submission of an Affidavit containing  
18 false information will be cause for revocation of permit for Short-Term Rental.

19 **SECTION SEVEN: Regulations.**

- 1 A. Any Short-Term Rental, Non-Occupied applicant may be issued permits for no more than  
2 four (4) Short Term Rental Units owned by the same property owner in the City of St. Louis.
- 3 B. Short-Term Rentals shall be made available only for the occupancy load to be determined by  
4 the Building Commissioner in accordance with the City's Residential Code, and that shall be the  
5 limit of persons that may occupy the Dwelling Unit being rented.
- 6 C. The permit holder of a Short-Term Rental unit may not enter into a contract with more than  
7 one (1) party during any given rental period.
- 8 D. The Short-Term Rental unit may not be rented or offered for use as reception space, party  
9 space, meeting space, or for other similar events.
- 10 E. No food service may be provided by the permit holder of the Short- Term Rental; pre-  
11 packaged foods and beverages may be provided in the Short-Term Rental Unit and will not  
12 violate this provision.
- 13 F. No exterior evidence that the property is being used as a Short-Term Rental shall be allowed,  
14 including signs, with the exception of a marker limited to one (1) foot by one (1) foot in size  
15 issued by the City of St. Louis.
- 16 G. If the Short-Term Rental Agent changes, the new Short-Term Rental Agent shall notify the  
17 City of St. Louis within ten (10) business days of the change or prior to any rental of the Short  
18 Term Rental, whichever is sooner.

1 H. The Short-Term Rental unit shall have working smoke detectors inside and outside every  
2 bedroom, carbon monoxide alarms outside every bedroom, and a properly maintained and  
3 charged fire extinguisher on all habitable floors.

4 I. A legible copy of the Short-Term Rental Unit Permit shall be posted within the unit, and  
5 include prominently all of the following information, in addition to any other information  
6 required by the Building Commissioner:

7 a. The name, address, telephone number and email address of the Short-Term Rental  
8 Agent;

9 b. The Short-Term Rental Unit permit number

10 c. The maximum occupancy of the unit

11 d. The maximum number of vehicles that may be parked at the unit.

## 12 **SECTION EIGHT. Short-Term Rental Agent**

13 Every Short-Term Rental shall have a Short-Term Rental Agent designated on the application for  
14 a Short-Term Rental Permit. Failure of the Short-Term Rental Agent to fulfill the duties listed  
15 below may result in the revocation of the Short-Term Rental Permit. A Short-Term Rental  
16 Owner may also serve as the Short-Term Rental Agent. The duties of the Short-Term Rental  
17 Agent are to:

18 A. Be available to address any problems at all times arising from the use of the Short-Term  
19 Rental Unit during the entire period of the rental;

1 B. The Short-Term Rental Agent must be able to be physically present at the address within one  
2 hour if required. It is an obligation of the applicant to provide a Short-Term Rental Agent that  
3 can be on-site within an hour if required.

4 C. Keep his or her name and emergency contact phone number posted in a readily visible place  
5 in the Short-Term Rental Unit;

6 D. Receive and accept service of any notice of violation related to the use or occupancy of the  
7 premises;

8 E. Monitor the Short-Term Rental Unit for compliance with this Chapter; and

9 F. Ensure that the Short-Term Rental Permit number is listed on each online listing.

#### 10 **SECTION NINE: Publication of Short-Term Rentals**

11 All addresses for Short-Term Rentals with a permit will be posted publicly on the City's website.

12 All addresses for Short-Term Rentals with a revoked permit shall be posted publicly on the  
13 City's website.

#### 14 **SECTION TEN: Grant or Denial of Application.**

15 Review of a Short-Term Rental Permit Application shall be conducted in accordance with due  
16 process principles and shall be granted unless the applicant fails to meet the conditions and  
17 requirements of this Chapter or federal or state law or local ordinance related to the operation of  
18 a Short-Term Rental, or otherwise fails to demonstrate the ability to comply with local, state or  
19 federal law through the operation of the proposed Short-Term Rental. No permit shall be granted  
20 to any property who has received notice of a nuisance violation and no permit shall be issued for  
21 any property with any unresolved City violations. Any intentionally false statements or

information provided in the application are grounds for revocation, suspension and/or imposition of penalties, including denial of future applications.

### **SECTION ELEVEN: Provisions for Revocation**

A. To ensure the continued application of the intent and purpose of this Chapter, the Building Division shall notify the Short-Term Rental Owner and the Short-Term Rental Agent of a Short-Term Rental Unit of all instances in which nuisance behavior of the rental guest or the conduct of his or her Short-Term Rental Unit Agent results in a notification letter for a code violation or other legal infraction.

B. The Saint Louis Metropolitan Police Department shall maintain a record of all municipal violations of City ordinances and state law occurring at or relating to a Short-Term Rental Unit and communicate those violations regularly to the Building Division. Building Inspectors, and other City departments, may also contribute violations to this record of violations. Violations may be incurred by the Short-Term Rental Owner, Short-Term Rental Agent, as well as short term rental guests. When there are three violation notices sent regarding the same property within a period of twelve (12) consecutive months, the City shall revoke any pending permits and reject all applications for Short-Term Rental Permits for that particular property for a period of up to twelve (12) consecutive months. Any additional properties with the same owner that do not have three (3) consecutive violation notices within a twelve (12) month period shall remain valid, and the Short-Term Rental Agent may continue to serve as the Short-Term Rental Agent unless and until the underlying permit has been revoked. Permit holders shall be afforded an

1 opportunity to rectify all violations within thirty (30) days to the satisfaction of the Building  
2 Commissioner. Further, the permit holder shall have the right to appeal the revocation decision  
3 within 30 days of the date of revocation, as set forth in this Chapter. Fully adjudicated violations  
4 prosecuted in municipal court involving a property that is a Short Term Rental Unit will be  
5 assessed a \$500.00 fine per violation. Short Term Rental Permits that are revoked shall be  
6 posted on the official City website by the Building Commissioner.

7 C. Except as provided herein, any person violating the provisions of the Code shall be prosecuted  
8 as provided in this Chapter. With respect to violations that are continuous with respect to time,  
9 each day the violation continues is a separate offense. Renter guests staying in Short-Term  
10 Rentals who violate any City, state or federal law are subject to being charged with law  
11 violations, as well. Nothing in this Chapter shall be intended to limit the ability of the City to  
12 pursue any other remedies available to it under any law, federal, state or local.

13 D. The Building Commissioner has the power to initiate revocation of the permit when the  
14 subject property of the permit is not being operated in compliance with the Short-Term Rental  
15 Operating Requirements set forth under this ordinance and also to initiate revocation in the  
16 interest of the public welfare. The Building Commissioner may initiate permit review and  
17 potential revocation of the permit upon the first instance of a violation or a complaint. Nothing in  
18 this ordinance limits existing powers of the Building Commissioner, including his ability to  
19 condemn properties for occupancy and to take emergency actions.



1 E. A person aggrieved by the City's decision to revoke, suspend or deny a Short-Term Rental  
2 Permit may appeal the decision in writing to the Building Commissioner. The appeal must be  
3 filed within thirty (30) business days of the adverse action and it shall contain a concise  
4 statement of the reasons for the appeal. The Building Commissioner or appointed designee shall  
5 consider and respond to the appeal in writing within thirty (30) days after receipt. The Building  
6 Commissioner is authorized to adopt administrative rules which shall govern any such appeals.  
7 Such procedures and processes must conform to the constitutional principles of due process and  
8 shall provide notice and an opportunity to be heard. The Building Commissioner shall render a  
9 determination, which will constitute a final ruling. The decision of the Building Commissioner  
10 may be appealed to the Circuit Court of the City of St. Louis.

11 F. Nothing in this section shall limit the City from enforcement of its Code, state or federal law  
12 by any other legal remedy available to the City. Nothing in this section shall be construed to limit  
13 or to supplant the power of any City inspector, Marshal, or other duly empowered officer under  
14 the City's ordinances, rules, and regulations and the authority granted under state law, as  
15 amended, to take necessary action, consistent with the law, to protect the public from property  
16 which constitutes a public nuisance or to abate a nuisance by any other lawful means of  
17 proceedings.

18 G. The assistance and cooperation of police, fire and health departments and all other officials  
19 shall be available to the Building Commissioner as required in the performance of his duties  
20 under this Chapter.

1 H. The Building Division shall monitor a public intake portal through which residents can submit  
2 questions or complaints to the Building Division regarding Short Term Rentals via email and  
3 telephone.

4 **SECTION TWELVE: Taxes.**

5 Short-Term Rentals are subject to applicable state and local taxes and are responsible for  
6 payment thereof as established by state law and city ordinances, including all taxes set forth in  
7 Section Four herein.

8 **SECTION THIRTEEN: Short-Term Rental Platforms**

9 A. Permit Required. A permit will be required for a Short-Term Rental Platform to operate  
10 utilizing properties in the jurisdiction of the City of St. Louis. The application for Short-Term  
11 Rental Platform shall be accompanied by a non-refundable application fee in the amount of  
12 \$500.00. The permit application to be generated by the City will include requirements as  
13 determined by the Building Commissioner, and such requirements will include, but are not  
14 limited to: the Short-Term Rental Platform shall limit listings within the City of St. Louis to  
15 those with a valid short term rental permit. Short-Term Rental Platforms shall have the duty to  
16 remove properties with no such permit, and properties which have experienced a loss or  
17 revocation of such permit, from the platform. The City will notify the platform permit holder as  
18 to properties when the permit for such property's Short-Term Rental has been revoked.  
19 Platforms shall remove properties that are no longer permitted within seven (7) days of the notice  
20 provided to the Platform by the City. Failure to so remove such property from the Platform will

1 result in a violation of this Section, and may result in revocation of the Permit issued to the Short  
2 Term Rental Platform, as well as constituting a violation of this Chapter.

3 B. The City shall post a list of all Short-Term Rental Platforms with a revoked permit and those  
4 with a valid permit publicly on the City's website.

5 C. Short-Term Rental Platforms shall ensure that each listing for a Short-Term Rental is  
6 accompanied by a Short-Term Rental Permit number.

7 D. Short-Term Rental Platforms must provide a phone line and a link to the City's website portal  
8 for community members to submit concerns and complaints regarding Short-Term Rentals in  
9 their neighborhood.

10 E. Short-Term Rental Platforms must provide information regarding compliance with this  
11 Chapter, and penalties for violation of this Chapter, to Short-Term Rental Agents at this  
12 ordinance prior to listing a Short Term Rental.

13 F. Within the first year of the ordinance's effective date, Short Term Rental Platforms must meet  
14 with the Building Division to provide and receive feedback on implementation.

15 G. Short-Term Rental Platforms that are properly permitted will be listed on the City's website  
16 as permitted platforms in the City of St. Louis.

17 H. Short-Term Rental Platforms shall be required to prompt hosts to include the City-issued  
18 permit number in their listing(s). Hosting platforms shall not complete any booking transactions  
19 for any Dwelling Unit or other property purporting to be a Short-Term Rental in the City unless

1 it is listed on the City’s registry to be created by the Building Commissioner, at the time the  
2 Platform receives a fee for the booking transaction.

3 I. In addition to any other remedy provided by this Chapter or allowed by law, the Building  
4 Commissioner may deny a permit or revoke a Short-Term Rental Platform permit for violations  
5 of this Chapter. Such permit holder shall be notified in writing of the grounds for denial or  
6 revocation of such permit and of their right to appeal the decision.

7 J. The remedies provided for in this Chapter are in addition to, and not in lieu of, all other legal  
8 remedies, civil or criminal, which may be pursued by the City to address any violation of this  
9 Chapter.

10 **SECTION FOURTEEN: Authority to Prescribe Additional Rules and Regulations.**

11 The Building Commissioner shall have the power to promulgate regulations as may be necessary  
12 and feasible for the carrying out of the intent of this ordinance and the duties of the  
13 Commissioner that are not inconsistent with the provisions of this ordinance. The rules and  
14 procedures shall be in writing and kept on file in the Building Commissioner’s Office and posted  
15 to the City’s website.

16 **SECTION FIFTEEN IS RESERVED**

17 **SECTION SIXTEEN: Effective Date.**

18 This Chapter shall become effective as soon as technically feasible or one year from the date this  
19 bill becomes law.

20 **SECTION SEVENTEEN: Conflicts.**

Except as provided herein, all ordinances or parts thereof in conflict with this Chapter are hereby waived to the extent of the conflict.

**SECTION EIGHTEEN: Severability Clause.** It is hereby declared to be the intention of the Board of Aldermen that each and every part, section, and subsection of this Ordinance shall be separate and severable from each and every other part, section, and subsection hereof, and that the Board of Aldermen intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part, section or subsection of this Ordinance shall be determined by a court of competent jurisdiction to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accord with the legislative intent.